

County	Union
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	055-00-00-084 000
Park Status	Stand Alone Site
Location	1644 Jonesville Highway
Landuse	Agricultural (N) Heavy Industrial (S) Agricultural (E) Heavy Industrial (W)

Pricing	
Pricing	For Sale
Sale Price	\$10,000 Per Acre

Details	
Total Site Acreage	73.00
Developable Acreage	37.00
Additional Acreage Available	73.00
Minimum Divisible Acreage	37.00
Max Contiguous Developable Site	36.00
Maximum Building Size	200,000.00
Site Improvements	Partially Cleared
Elevation Range	662' to 662'
Primary Soil Type	Complex
SC Certification Program	None

Due Diligence	
Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Completed



Utilities	
Water Provider	City of Union
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	30 feet
Wastewater Provider	City of Union
Nearest Sewer Line Size	12" (Force)
Distance to Nearest Sewer Line	30 feet
Natural Gas Provider	City of Union
Nearest Gas Line Size	8" (Distribution)
Distance to Nearest Gas Line	40 feet
Alternative Gases	None Available
Electric Provider	Lockhart Power
Telecomm Provider	AT&T

Transportation	
Road Serving Building	State Hwy 18 (2 Lanes)
Rail Access	Norfolk Southern Railway
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (23.00 Miles)
Nearest Port	Charleston (180.00 Miles)
Nearest Commercial Airport	Greenville-Spartanburg International (43.00 Miles)
Nearest Intermodal Facility	NS Greer (40.00 Miles)